

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for June 25, 2003 PLANNING COMMISSION MEETING

P.A.S.: Hartland's Cardinal Heights 3rd Addition
Final Plat #02043

PROPOSAL: A final plat consisting of 58 lots.

LOCATION: NW 56th St. & w. Partridge Lane.

LAND AREA: 8.53 acres, more or less.

CONCLUSION: Final plat is in general conformance with the preliminary plat. NW 56th St. abutting this plat shall be paved within six months following the approval of this final plat.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot "A", Hartland's Cardinal Height's 2nd Addition, located in the SW Quarter of Section 18, Township 10 North, Range 6 East, of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North: R-3 Residential
South: AG Agriculture
East: R-3 Residential
West: AG Agriculture

HISTORY: Cardinal Heights 1st Addition Preliminary Plat was approved on March 18, 2002.

TRAFFIC ANALYSIS: NW 56th St. is classified as a minor arterial.

ANALYSIS:

1. The final plat generally conforms to the approved preliminary plat.
2. The preliminary plat for Cardinal Heights states that Phase 4 shall not be built until NW 56th St. has been paved. This final plat covers phase 4. The subdivision agreement includes a condition that NW 56th St. shall be paved within six months after the approval of this final plat.
3. Executive Orders have been approved for the completion of street paving, water mains, sanitarysewer, storm sewers and ornamental lighting. Certificate of Deposits have been accepted for the completion of sidewalks, street trees and landscape screen.
4. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
5. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

Tom Cajka
Planner

DATE: June 12, 2003

APPLICANT: Hartland Homes
P.O. Box 22787
Lincoln, NE 68542
(402) 477-6668

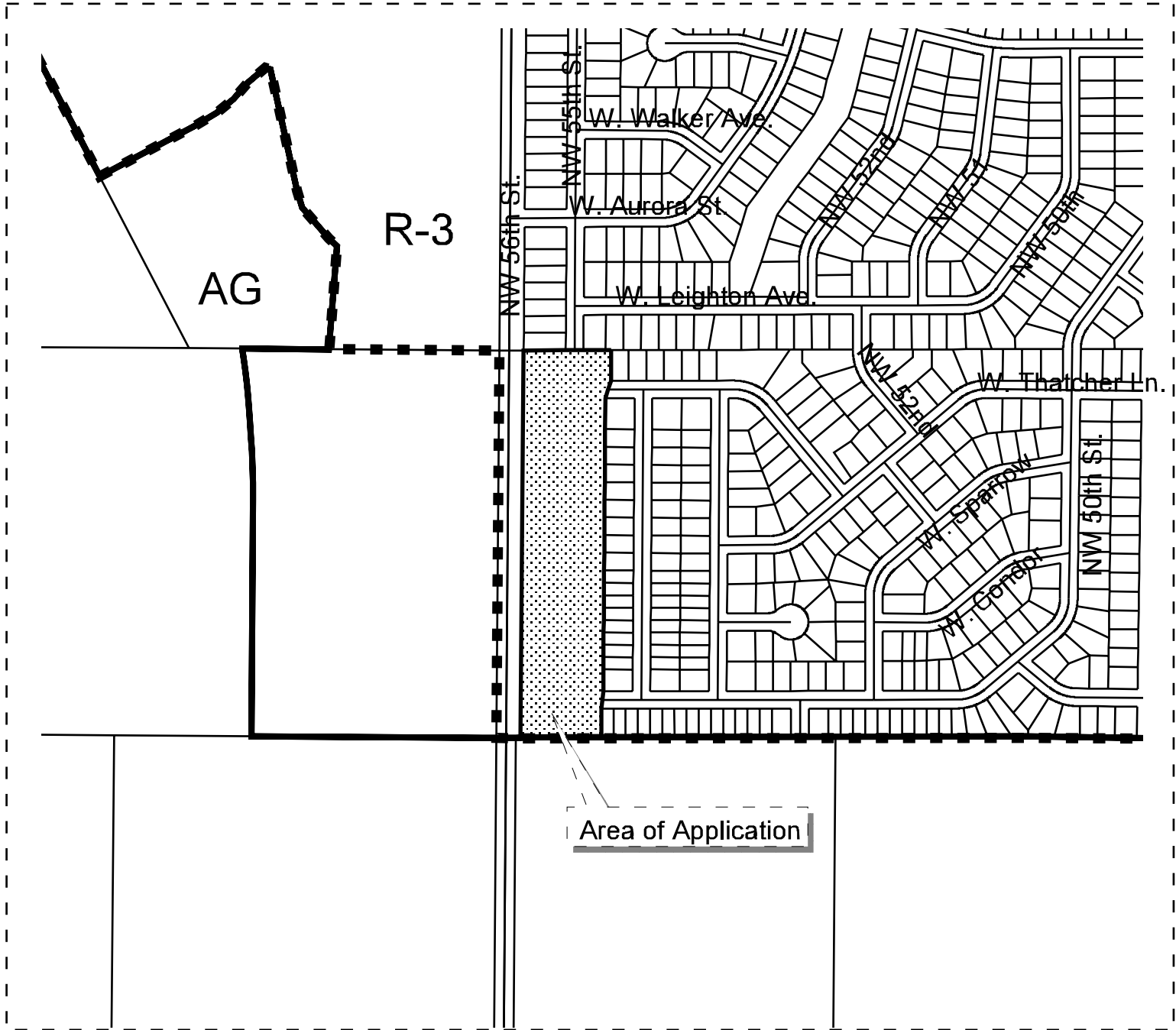
OWNER: same as applicant

CONTACT: Lyle Loth
ESP
601 Old Cheney rd. Suite A
Lincoln, NE 68512
(402) 421-2500



Final Plat #02043
Cardinal Heights 3rd Add
NW 56th & Leighton Ave.



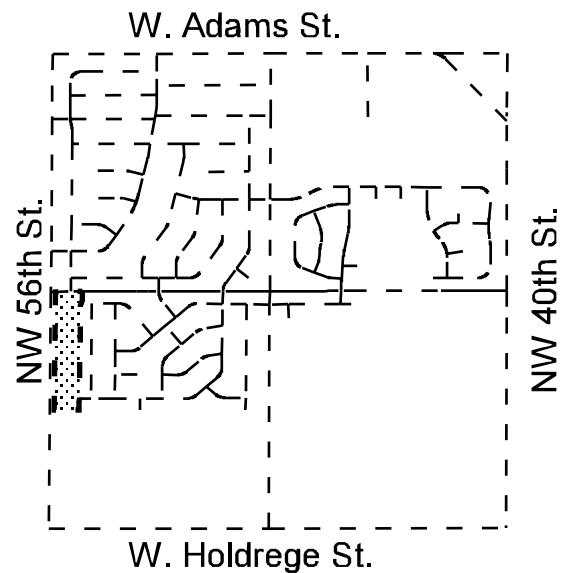
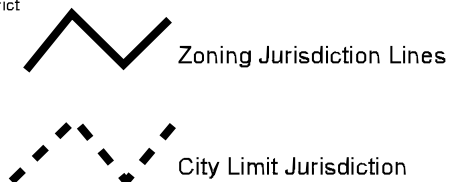


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NW 56th & Leighton Ave.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 18 T10N R6E



HARTLAND'S CARDINAL HEIGHT'S 3RD ADDITION

BASED ON CARDINAL HEIGHTS
1ST ADDITION PRELIMINARY PLAT *01017

